

**OFFICIAL MINUTES MARCH 26, 2014
CITY OF GUNNISON PLANNING AND ZONING COMMISSION
REGULAR MEETING**

7:00PM

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MEMBERS	PRESENT	ABSENT	EXCUSED
Erik Niemeyer	X		
Erich Ferchau	X		
Andy Tocke	X		
Bob Beda	X		
Sharon Cave	X		
Greg Larson	X		
Councilor Stu Ferguson	X		

OTHERS PRESENT: Community Development Director Steve Westbay, Planner Andie Ruggera and Tom and Jani Pulaski

I. CALL TO ORDER AT 7:00 PM BY CHAIR GREG LARSON

II. PLEDGE OF ALLEGIANCE TO THE FLAG

III. UNSCHEDULED CITIZENS. There were none

IV. CONSIDERATION OF THE MARCH 12, 2014 MEETING MINUTES. Councilor Ferguson moved and Commissioner Cave seconded, to approve the March 12, 2014 meeting minutes as presented.

Roll Call Yes: Niemeyer, Tocke, Larson, Beda, Cave and Ferguson
Roll Call No:
Roll Call Abstain: Ferchau – was not at the March 12th meeting
Motion carried

V. PRE-APPLICATION CONFERENCE – TOM AND JANI PULASKI, REGARDING PROPOSED MAP AMENDMENT, MINOR SUBDIVISION AND CONDITIONAL USE APPLICATIONS

Director Westbay stated typically a pre-application conference is usually only with staff. In talking to Tom Pulaski it was evident that there were complexities and in a staff came up with the application procedure and how to move forward. Westbay cautioned the Commission they should not provide thoughts that could predisposition the application and should only provide comments to identify possible issues with the request.

Director Westbay continued by giving an overview of the application request and the process that would be followed. The Commission discussed the variance process with staff regarding the non-conforming structures along Virginia Avenue. Westbay stated the variance would memorialize the location of the units and would allow a remodel or rebuild to occur at the structures current location.

There was discussion on the utilities and Director Westbay stated the Public Works Department will need to be involved in the review process to discuss and address any possible issues.

Tom Pulaski stated his purpose for requesting the pre-application conference with the Commission was to get a feel if there were significant issues with his request before he committed to the expense of the full application. Mr. Pulaski thanked the Commission.

VI. COUNCIL UPDATE. Councilor Ferguson updated the Commission on the following recent Council business:

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- Council approved a liquor license for Sodexo;
- The Tourism Association updated the Council on the new Gunnison Country Vacation Planner and tourist numbers;
- The semi-annual Parks and Recreation report was given by Dan Ampietro; and
- A formal contract offer was submitted for the I.O.O.F. property.

VII. COMMISSIONER COMMENTS

- Commissioner Ferchau thanked the Commission for excusing him from the March 12th meeting;
- The Commission discussed the Courthouse project regarding the tear down of the historic portion of the building and the status of their building permit.

VIII. PLANNING UPDATE. Director Westbay provided a summary of upcoming projects for the Community Development Department staff.

IX. ADJOURN. Chair Larson adjourned to a Work Session at 8:00 p.m.

Greg Larson, Chair

Attest:

Andie Ruggera